

REDEVELOPMENT AGENCY MINUTES

REGULAR REDEVELOPMENT AGENCY MEETING
OF
JULY 26, 1994

The meeting was called to order as the City Council at 10:40 a.m.

Roll Call

Present: Members Mathis, Roberts, Kehoe, Stevens, Warden,
Stallings, McCarty, Vargas, and Chair Golding

City Manager, Jack McGrory
City Attorney, John Witt
Secretary, Jack Fiskin

The meeting adjourned as the City Council at 11:01 a.m.

The meeting reconvened as the Redevelopment Agency at 11:02 a.m.

CONSENT

1. Approving resolution and document to:

Approve an amendment to the agreement with the Redevelopment Agency and Lewis, D'Amato, Brisbois and Bisgaard to provide additional legal services for the Mercado Commercial Center Disposition and Development Agreement negotiations.

See Redevelopment Agency Report No. RA 94-33, dated, July 20, 1994.

No one spoke in opposition to this item.

Motion by Member Stallings to approve

Second by Member Warden

Vote: 9-0

Adopted as Redevelopment Agency Resolution No. R-2402, and Document D-2158.

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2. Approving resolution and document to:

That the Redevelopment Agency approve a contract with Butler Roach Group, Inc., in an amount not to exceed \$80,000.00.

See Southeastern Economic Development Corporation Report, dated July 26, 1994.

No one spoke in opposition to this item.

Motion by Member Stallings to approve

Second by Member Warden

Vote: 9-0

Adopted as Redevelopment Agency Resolution No. R-2403, and Document D-2159.

3. Approving resolution and document to:

That the Redevelopment Agency approve the First Amendment to the Agreement for general engineering services with RBF/Sholders and Sanford in an amount not to exceed \$119,000 for a total compensation of \$169,000.00.

See Southeastern Economic Development Corporation Report, dated, July 26, 1994.

No one spoke in opposition to this item.

Motion by Member Stallings to approve

Second by Member Warden

Vote: 9-0

Adopted as Redevelopment Agency Resolution No. R-2404, and Document D-2160.

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4. Approving resolution to:

Rescind Resolution Numbers R-2367 and 2368 which authorized the acquisition of 15 parcels of land to implement the Barrio Logan Redevelopment Project which would widen Crosby Street. Said project is to be implemented through the Engineering and Development Department.

No one spoke in opposition to this item.

Motion by Member Stallings to approve

Second by Member Warden

Vote: 9-0

Adopted as Redevelopment Agency Resolution No. R-2405.

5. Southcrest Park Plaza Public Improvements.

This item continued from the meeting of June 28, 1994.

ITEM A. Approving plans and specifications as advertised for bids by the Redevelopment Agency for construction of the Southcrest Park Plaza Public Improvements and authorizing the Redevelopment Agency Executive Director to execute a contract with the lowest responsible bidder in an amount not to exceed \$1,420,000 dollars, pending receipt of land sale proceeds scheduled for August 17, 1994, and pending approval of Final Subdivision Map, scheduled for July 26, 1994, and map recordation, scheduled for July 29, 1994, and;

ITEM B. Authorizing the expenditure of \$1,989,398 dollars in proceeds from the expected sale of Redevelopment Agency land designated for the Southcrest Park Plaza shopping center project, pending the close of escrow, scheduled for August 17, 1994, to be utilized for the construction contract, project design, utility charges and administrative cost, and;

ITEM C. Authorizing the Auditor and Comptroller to transfer excess budget funds, if any, to appropriate SEDC reserves following completion of project.

No one spoke in opposition to a continuance.

Motion by Member Stallings to continue to August 2, 1994

Motion by Member Warden

Vote: 9-0

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7. Approving resolution to:

An amendment to the Gaslamp Quarter Park budget by adding \$150,000 to the budget for an amount not to exceed \$1,422,495.00.

See Centre City Development Corporation Report, dated, July 7, 1994.

No one spoke in opposition to this item.

Motion by Member Stallings to approve

Second by Member Warden

Vote: 9-0

Redevelopment Agency Resolution Number R-2406.

ADOPTION

6. Approving resolution to:

ITEM A. The Centre City East Focus Plan, and;

ITEM B. Incorporating the document "A Vision for Centre City East", prepared by Adel Santos of the University of California, as an appendix to the Centre City East Focus Plan, to be use as a guide for the implementation of the Centre City Redevelopment Plan in the Centre City East area, and;

ITEM C. Directing CCDC to proceed with refinements to "A Vision for Centre City East including: a process for involving the community and technical resources; and evaluation of the physical feasibility and costs of implementing the concepts contained in the Visions statement; and options or alternatives for specific concept.

See Centre City Development Corporation Report, dated, June 28, 1994.

Pamela M. Hamilton, Executive Vice President, Centre City Development Corporation, presented Centre City Development Corporation report.

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Public testimony in favor

Jovita Galeona, President of the Padres Unidos-United Parents of the Barrio, spoke in support of the focus plan. Ms. Galeona stated had concerns about her children playing in the park, there is filth due to the concentration of the homeless into the community.

Lucia Guerra spoke in support of the focus plan, addressed the issue about the impact of the homeless into the community. She stated her children found needles in their frontyard, and is concern about the health and safety of the children and the community.

Guadalupe Garcia spoke in support of the focus plan, addressed the issue to the safety of her children and the community.

Edgardo Reynoso, a community organizer, with the Barrio Station, in support of the focus plan, but opposed to the concentration and impact of social service agencies that come into the community. Mr. Renynoso was the interpreter for Ms. Galeona, Guerra and Garcia.

Winnie Little lived in this neighborhood for 23 years, spoke about the concentration of social service agencies into the community.

Leslie Meredith requested a 24 hour facility, a 24 hour facility that will supervise the care for all the clientele served by the facility.

Keith Ellis stated owns a business that has deteriorated because of the homeless coming into the community, and in support of Councilmember Vargas proposal.

Juan Ulloa said lives in the Sherman Heights community. He had concerns about social service agencies coming into Sherman Heights, and to approve the plan.

Connie Zunega, a member of Concerned Citizens for Safe Neighborhoods and San Diego Organizing Project. She spoke in support of Councilmember Vargas change in the language for the Centre City East Focus Plan. Ms. Zunega said this language is needed to keep the community from being further impacted by the heavy concentration of social service agencies.

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Public testimony in favor

Rose Miller addressed the issue of social service agencies impacting the community.

Eva Vargas, a member of San Diego Organizing Project and Concerned Citizens for Safe Neighborhoods, addressed the issue of social service agencies concentration into the neighborhood and community.

James Ajemian, representing Neighbors United, spoke in support of Councilmember Vargas proposal.

Edward Lopez, a Centre City Development Corporation board member, and Chair of the Centre City East Subcommittee. He stated available to answer questions.

Jinger Wheaton addressed the issue that the community, including the state, county, and city all share in the unemployment problem and not centralize in one area.

Rudolph Rodriguez, administrator of a boarding care facility, had concern about the homeless living in the parks.

Public, testimony in Opposition

Harvey Mandel gave a brief chronology of the Centre City East Focus Plan that contained a section, the Social Concern Strategies dated November 8, 1993. He spoke in opposition to the proposed language by Councilmember Vargas.

Dick Bundy, Chair, Centre City East Association, a nonprofit organization of property owners, business, and residents, who are in Centre City East. He stated the focus plan be approved, so that we can get on with redevelopment in Centre City East.

Leslie Wade, Executive Director of the Centre City East Association, stated that the focus plan be approved and move forward to develop parks, plant trees, lights to improve the neighborhood.

Father Joe Carroll, St. Vincent de Paul Village, stated not in support of the April 22, 1994 plan.

Charles Hansen, representing the Salvation Army, and project area committee, said if there are going to be solutions, the solutions will have to come from working together of agencies and community.

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Public testimony in Opposition

Lin Martin stated we need a focus plan, and move it forward for approval.

Gail N. Milliken lives at St. Vincent de Paul Village, said a lot of people do not want to live on the streets, we need social service agencies.

The meeting adjourned as the Redevelopment Agency at 12:05 p.m.

The meeting reconvened as the City Council 2:05 p.m.

The meeting adjourned as the City Council at 2:48 p.m.

The meeting reconvened as the Redevelopment Agency at 2:49 p.m.

Public testimony in Opposition

Leonard Abelseth lives at St. Vincent de Paul, stated he signed a petition in support without Mr. Vargas additions. He said we need St. Vincent de Paul.

Leonard Edward Michley, representing the homeless mentally ill, stated in strong opposition to Mr. Vargas's proposal. He said the homeless people is being blamed by the city council and the public, they are not given a chance to prove themselves. We need to built new shelters throughout San Diego and each district.

Kevin Longknife said was enrolled in a Fresh Start program at St. Vincent de Paul last year, and currently employed. He stated there are other homeless providers throughout San Diego, but the homeless are going to St. Vincent de Paul because of the programs and services they provide.

Pastor Richard D. Leonard, representing St. Ministries, Inc., stated the majority of the people voted on a document not the document being presented at today's hearing.

Joseph Cuseo, representing Homeless Advocate, stated there was an article in the San Diego Union regarding 10,700 jobs in the last four months, people are loosing their jobs and become homeless. He said we need the agencies that offer comfort, good clothing, shelter, until the unemployed can back on their feet.

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Public testimony in Opposition

Clifford Claiborne, Executive Director of the San Diego Rescue Mission, spoke in opposition to Councilmember Vargas's changes to the Centre City East Focus Plan, accept the plan that everyone one agreed to in April, 1994.

Rose Corrao, representing St. Vincent de Paul, unable to stay, was in opposition.

John Hartley, Co-chair of the Homeless Advocate, said this organization was created to advocate for homeless solutions long and short term. He said we treat people with dignity and respect. He urge strong support of the April 22, 1994 Centre City East Focus Plan, that everyone agreed to, not Councilmember Vargas changes.

Erica Green unable to stay, was in opposition.

Jo Middleton, representing St. Vincent de Paul, spoke in opposition to Councilmember Vargas proposal.

Public testimony in Favor

Wayne Buss, architect and planner, for the Centre City East Focus Plan. He gave a brief background of the vision for Centre City East, and in support of the focus plan.

Public testimony in Opposition

Thomas Beckman, representing Downtown Mental Health Center, addressed the issue that the people agreed to language, not the language proposed by Councilmember Vargas.

Kenya E. Lillard thanked St. Vincent de Paul Center that there is a teen center, and she has a place to go, that people should not live on streets.

Chair Golding stated there is no action before this council today to close any shelter, or to move any shelter.

Barbara Ann Jones spoke in support of the PAC approved plan for Centre City East voted on April 22, 1994.

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Public testimony in Opposition

Barbara Forbes, a resident of St. Vincent de Paul. He talked about the drug and alcoholic program used at St. Vincent de Paul.

William Kelly, a resident of Tucson Teen Center. He addressed the issue between the residents of the community and St. Vincent de Paul, that we need to all work together.

Tom Southard, a resident of St. Vincent de Paul. He asked about the responsibility of St. Vincent de Paul regarding a police officer to handle problems at St. Vincent.

Wendy Gaitor thanked and supported St. Vincent de Paul for helping the homeless.

Public testimony in Favor

Rachel Ortiz said that CCDC move forward the Centre City East Focus Plan.

Public testimony in Opposition

Sunny B. Delee said enroll in the Fresh Start Program at St. Vincent de Paul, and has a job.

Daniel Spill spoke in opposition to Councilmember Vargas proposed changes.

Public testimony in Favor

Winnie Little said not against the homeless, but the impact in one community.

Peter Davis, Chair of the Centre City Development Corporation Board, said taking care of the homeless is a 24 hour a day problem. He made a recommendation to change page 12 of the focus plan on bullet No. 1, delete the word housing, add 24 hour shelter and care. That we need to work together with the **social** service agencies.

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Councilmember Vargas thanked everyone who came on both sides of the issue.

Motion by Vargas to approve (with Mathis, Roberts, Kehoe, Warden, Stallings, McCarty and Golding voting in the negative)
Second by Member Stevens

Vote: 3-6 This motion failed not having 5 affirmative votes.

Motion by Member Vargas to approve (with Stallings and McCarty voting in the negative) the Centre City East Focus Plan as amended: 1) Mayor Golding, Attachment 1, page 10, bullet #5, "That the concentration of high impact service agencies be reduced when displaced by redevelopment and that while they are in place be encouraged to move toward 24 hour care to reduce the impact on the neighborhood"; 2) Councilmember Roberts, page 12, "That social service programs be encouraged to provide 24-hour shelter and care for all persons who are fed by such programs and that the City assist existing social service agencies in implementing this action".

Second by Member Warden

Vote: 7-2

Adopted as Redevelopment Agency Resolution No. R-2407.

ADJOURNMENT

The meeting adjourned at 5:05 p.m. to the next regular meeting of August 2, 1994.



Secretary of the Redevelopment Agency
of the City of San Diego, California